



**AMELIA SOUTH (MPS) – STAFF RANK #21**

**NOMINATION**

<b>OWNER/APPLICANT:</b>	MPS Properties
<b>PROPERTY NAME:</b>	Amelia South
<b>STAFF RANK</b>	#21
<b>NUMBER OF TAX PARCELS:</b>	2
<b>TAX PARCEL NUMBERS:</b>	14-2N-28-0000-0006-0000      00-00-30-0460-000A-0061
<b>LOCATION:</b>	First Coast Highway
<b>TOTAL ACRES:</b>	3.26
<b>WETLAND ACRES:</b>	None
<b>BASE AVG CLAM SCORE:</b>	20.50
<b>ADJUSTED AVG CLAM SCORE:</b>	25.50
<b>EXISTING STRUCTURES:</b>	None
<b>OWNER PARTICIPATION:</b>	Yes
<b>NOMINATED BY:</b>	Owner, ATC/Margaret Kirkland
<b>WILLING SELLER:</b>	Yes
<b>JUSTIFIED VALUE:</b>	\$495,187
<b>ACQUISITION TYPE:</b>	Fee Simple
<b>CLAM FRAMEWORK AREA LOCATION:</b>	Amelia Conservation

**PROPERTY INFORMATION**

This property is located on the east side of First Coast Highway approximately one mile from South Fletcher Avenue. It consists of two tax parcels totaling 3.26 acres.



Vicinity Map



The CLAM Ranking Map score of 20.50 was assigned to this property with points assessed in the following categories:

- Storm Surge and Flooding
- Underserved Area for Parks
- Strategic Habitat Conservation
- Gopher Tortoise Suitability

The following factors were considered in the property ranking:

- Property Owner Participation
- No Existing Structures
- Protection of Vulnerable Properties
- Protection of Property from Encroaching Development



Location Map

**BASE CLAM SCORES**



Parcel 00-00-30-0460-000A-0061  
Acres: 1.28  
Base CLAM Score: 19.5



Parcel 14-2N-28-0000-0006-0000  
Acres: 1.98  
Base CLAM Score: 21.50



## **SUPPORTING GOALS, OBJECTIVES AND POLICIES**

This preservation of this property is supported by the following goals, objectives, and policies:

- 1) Vision 32 goals: to conserve and/or preserve existing natural areas, including wetlands, floodplains, river corridors, streams, creeks, and wildlife habitats.
- 2) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 3) Parks, Recreation, and Open Space Master Plan implementation strategy: to protect environmental lands through conservation easements, fee-simple acquisition, and other protection.
- 4) Parks, Recreation, and Open Space Master Plan guiding principles: to ensure a park is located within a 10-minute (1/2 mile) walk of every person.
- 5) Comprehensive Plan Policy CS.03.01: the County should actively seek to acquire and/or manage natural lands for its green infrastructure that can provide the strategic connection of ecosystem components that are crucial for maintaining the values and services of natural systems. This may be achieved through purchase, donation, conservation easement, clustering of development rights on the least sensitive areas of a site, public/private partnerships, development agreements or development orders.
- 6) Comprehensive Plan Policy CHZ.06.05: the County shall consider purchasing properties in areas most vulnerable to destructive storm surge and flooding for recreational uses and open space.
- 7) Article 37, Natural Resource Protection, purpose and intent: to preserve and protect biodiversity and the ecological values and functions of uplands, wetlands, open bodies of water and flowing streams, groundwater, dunes and other significant geologic features, soils, slopes, and flora and fauna.
- 8) Article 37, Natural Resource Protection, purpose and intent: to protect the natural resources, open spaces, and historic character of Nassau County in a manner that preserves and cultivates a unique sense of place while fostering economic well-being, enhancement of property values and quality of life, and minimizing present and future vulnerability to natural and man-made hazards.
- 9) Amelia Island Tree Protection and Replacement Ordinance intent: to preserve Amelia Island's existing tree canopy by managing the impact of development and preventing unreasonable or unnecessary damage to the community's existing native tree canopy and vegetative understory.

## **PROPERTY'S POTENTIAL CONSERVATION USE**

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This property, together with the Jones (staff rank #19), Holliday (staff rank #20) and Cubbage (staff rank #22) properties, is located on First Coast Highway in an area identified in the County's Phase II Vulnerability Assessment as being an area with an unusual amount of high water events. These parcels are important for the environmental sustainability and resilience of this part of Amelia Island in that the abundant tree canopy provides a significant cooling effect. This property can also provide a critical non-motorized mobility connection linking Amelia Island Parkway to First Coast Highway.



**PLANNING DEPARTMENT**  
NASSAU COUNTY, FLORIDA

**STAFF REPORT**  
**CLAM**  
**Amelia South (MPS)**  
**May 19, 2022**